FILE NO.: SP45313
FILE BOX "7"

WARRANTY DEED

File Number: 70247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JUNE 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 22, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Ln. Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Stanley Kinslow Jr.	Raymond Stanley Kinslow Jr.	91-8-72
(NAME)	(NAME)	
1036 43rd Avenue North	1209 Shiloh Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Geraldine N. Riley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Stanley Kinslow Jr., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of L.H. Davis Subdivision of Lot 41 on the Plan of Clifton, as of record in Book 57, Page 100, Register's Office for said County. Said Lot No. 56 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Geraldine N. Riley by Warranty Deed from Ruby Lee Hunter Morgan, dated September 8, 1970, of record in Book 4444, Page 539, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1036 43rd Avenue North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June 2007.

Geraldine N. Riley

Geraldine N. Riley

Davidson County DEEDWARR
Recvd: 06/18/07 10:07 2 pgs
Fees:13.00 Taxes:142.45

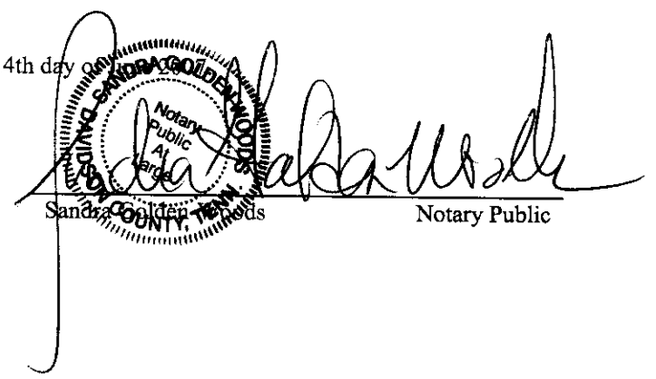
20070618-0072349

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine Riley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 14th day of

Commission expires: November 22, 2010



Sandra Golden Woods Notary Public